

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MELVIN RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	LEE ANDREW H & MICHAEL H/ TRS			
Owner 2:	HERMAN G LEE & FAY H LEE FMLY			
Owner 3:	IRREVOCABLE TRUST			
Street 1:	35 MELVIN RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	LEE HERMAN GING & FAY HOM -		
Owner 2:	-		
Street 1:	35 MELVIN RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Wood Shingle Exterior and 3033 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17794	Total SF/SM:	7751	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433.935	Spl Credit		Total:	433.900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7751.000	457,200		433,900	891,100		64487
							GIS Ref
							GIS Ref
Total Card	0.178	457,200		433,900	891,100	Entered Lot Size	
Total Parcel	0.178	457,200		433,900	891,100	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 293.78		/Parcel: 293.78		Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	457,200	0	7,751.	433,900	891,100		Year end	12/23/2021
2021	101	FV	444,100	0	7,751.	433,900	878,000		Year End Roll	12/10/2020
2020	101	FV	444,100	0	7,751.	433,900	878,000	878,000	Year End Roll	12/18/2019
2019	101	FV	328,700	0	7,751.	433,900	762,600	762,600	Year End Roll	1/3/2019
2018	101	FV	328,700	0	7,751.	371,900	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	328,700	0	7,751.	347,100	675,800	675,800	Year End Roll	1/3/2017
2016	101	FV	328,700	0	7,751.	297,600	626,300	626,300	Year End	1/4/2016
2015	101	FV	315,500	0	7,751.	266,600	582,100	582,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Entry Denied	256	PATRIOT
10/21/1999	Measured	256	PATRIOT
9/6/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	64487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Name
C	Chris C
3	PATRIOT
6	PATRIOT
6	PATRIOT

____/____/____

APPRAISED:

891,100 /

891,100

USE VALUE:

891,100 /

891,100

ASSESSED:

891,100 /

891,100

1 of 1

CARD

Residential

ARLINGTON

